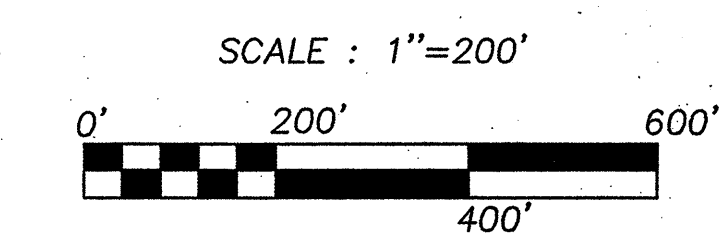
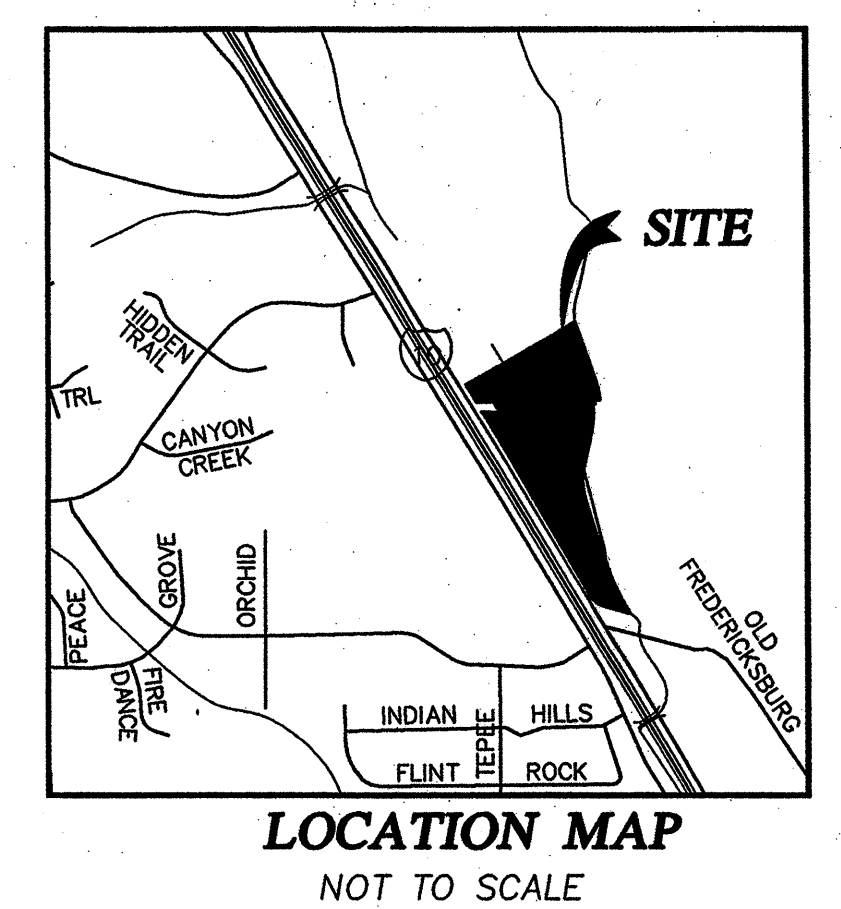
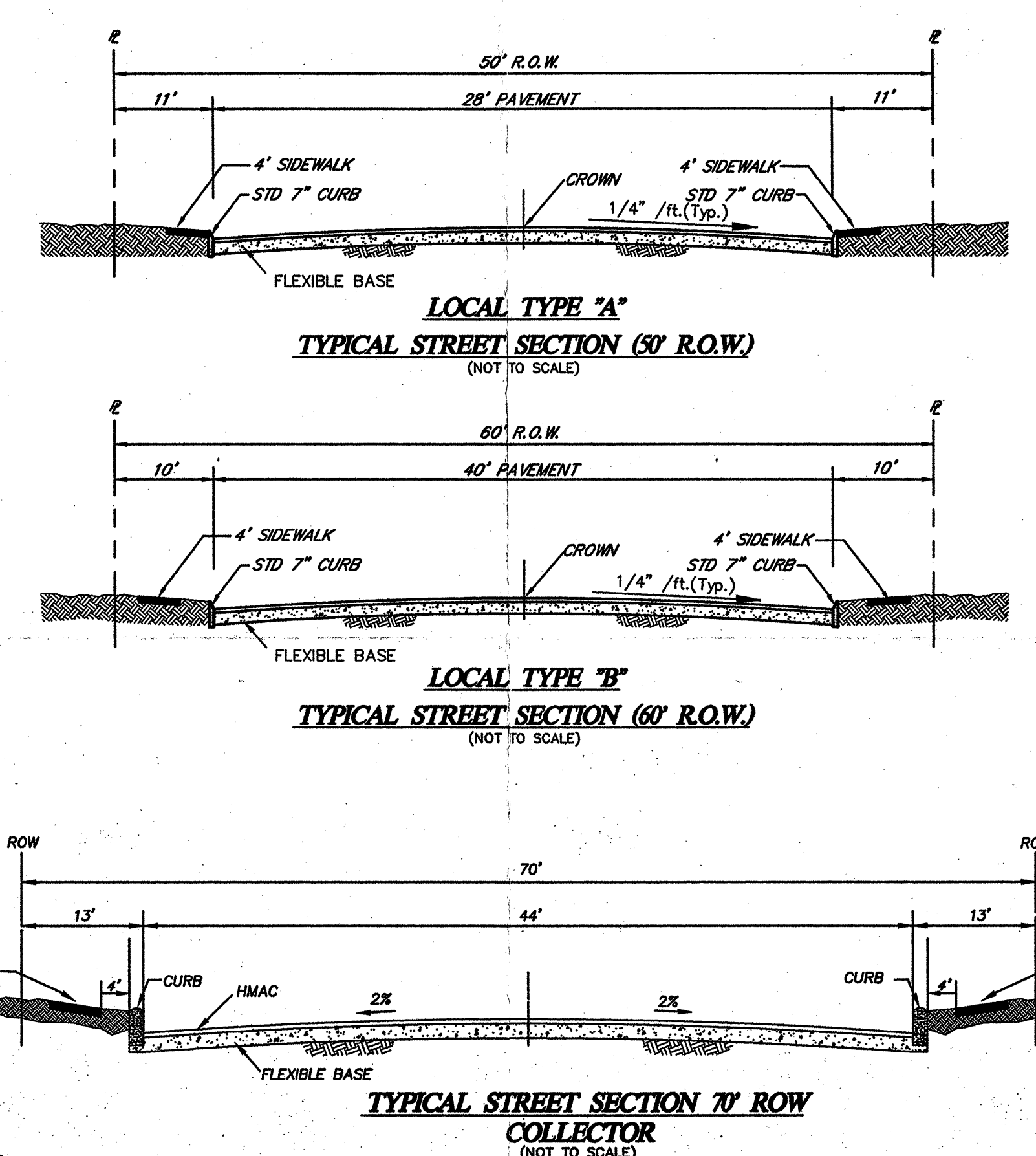


LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
L1	59.72'	S08°43'30"E	C1	428.32'	1768.70'	214.92'	17°48'33"	425.28'	N13°34'23"W
L2	20.10'	N88°18'42"W	C2	571.07'	1837.39'	287.85'	17°48'29"	568.78'	N03°46'10"E
L3	148.17'	S85°49'52"W	C3	855.68'	1656.89'	436.84'	31°28'20"	844.87'	S03°01'15"E
L4	98.88'	S89°13'08"W	C4	858.80'	4036.64'	279.85'	7°50'01"	858.35'	S22°43'56"E
L5	49.89'	S89°53'30"E							
L6	99.88'	N89°53'30"E							
L7	122.04'	N89°29'45"E							
L8	282.45'	N89°53'09"E							
L9	210.15'	N30°07'23"W							
L10	323.58'	N89°41'48"W							



- LEGEND**
- MGP BOUNDARY LIMITS
 - FLOOD PLAIN
 - PHASE LINE
 - JOGGING PATH (APPROXIMATED LOCATION OF JOGGING PATH ONLY. JOGGING PATH TO BE DESIGNED BY LANDSCAPE ARCHITECT DURING PLATING OF UNITS)
 - DRAINAGE R.O.W./EASEMENT
 - GREEN BELTS/LANDSCAPE BUFFER
 - STORM WATER DETENTION BASIN AREA
 - OPEN SPACE AREA

APPLICANT: BITTERBLUE
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

LEGAL DESCRIPTION

Being a 140.47 acre, or 6,118,973 more or less square foot, tract of land being out of that a 60.998 acre tract recorded in Volume 4562, Pages 1579-1585, out of that 1.95 acre tract described as the west half of Noll Road and recorded in Volume 2980, Page 835 out of that 42.00 acre tract recorded in Volume 4562, Pages 1579-1585, out of a remaining portion of a 55 acre tract and all of a 1.451 acre tract, recorded in Volume 7677, Pages 770-772, all of the Official Public Records of Bexar County, Texas, out of the Maria F. Hernandez Survey No. 420, Abstract 314, County Block 4709 of Bexar County, Texas, and the J. M. McCulloch Survey No. 30, Abstract 529, County Block 4710 of Bexar County, Texas.

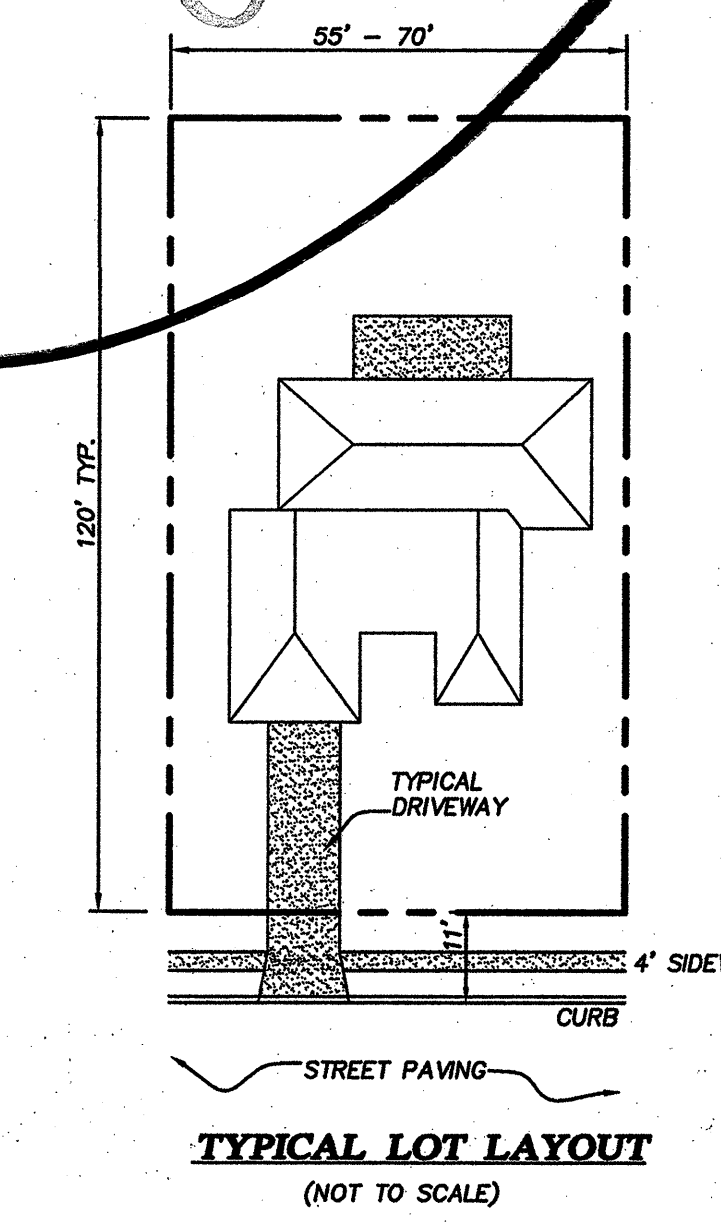
ACREAGE/DENSITY SUMMARY TABLE						
UNIT	LAND USE	GROSS AREA (Acres)	NO. OF BUILDABLE LOTS	DENSITY (Lots/Acre)	DRAINAGE R.O.W./ NATURAL AREA/ GREENBELT (Acres)	FLOOD PLAIN BUFFER (Acres)
1	SINGLE FAMILY RESIDENTIAL	28.37	72	2.45	6.44	2.67
2	SINGLE FAMILY RESIDENTIAL	50.52	97	1.92	15.17	6.83
3	SINGLE FAMILY RESIDENTIAL	58.34	37	0.63	46.42	4.02
4	COMMERCIAL	2.19	-	-	-	0.74
TOTALS		140.42	206	1.47	68.03	14.26

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	56.68
COMMERCIAL	1.45
FLOOD PLAIN BUFFER	14.26
DRAINAGE ROW/NATURAL AREA/GREENBELT	68.03
TOTALS	140.42

PARK SPACE SUMMARY

REQUIRED PARK SPACE: 206 LOTS X 1 ACRE = 2.94 AC.

PROVIDED PARK SPACE: COMMUNITY PARK = 3.00 ACRES



- PROPERTY OWNERSHIP KEY**
- 1 SANDRA PFEIFFER SOPE
 - 2 RICHARD J. & TRACEY M. RADIGAN
 - 3 GORDON LEE & LILLIE CATHERINE SMITH
 - 4 T. RANDALL & CYNTHIA HORMUTH
 - 5 NATALIE HART
 - 6 D. CRAIG & HEATHER H. CALDWELL
 - 7 RICHARD P. & LESLIE A. BRYCE
 - 8 LILLY R. RUIZ
 - 9 JAY W. BRADFIELD BUILDER INC
 - 10 RONALD J. & DORIS E. BEATH
 - 11 MR. W. FIREWORKS, INC.
 - 12 SOLOMON ABDO
 - 13 MONICA DAHLHAUSEN
 - 14 STEVEN W. & ROSE MARY ROBERT
- GENERAL NOTES:**
- ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28" PAVEMENT AND 2-11" PARKWAYS, ALL LOCAL TYPE "B" STREETS ARE PRIVATE WITH 60' R.O.W., 40" PAVEMENT AND 2-10" PARKWAYS, ALL COLLECTOR STREETS ARE PRIVATE WITH 70' R.O.W., 44" PAVEMENT AND 2-13" PARKWAYS.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST EDITION OF THE AASHTO MANUAL.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 80 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 100 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - A FLOOD PLAN WILL BE SUBMITTED AND APPROVED BEFORE ANY UNITS ARE PLATTED.

PFEIFFER TRACT
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

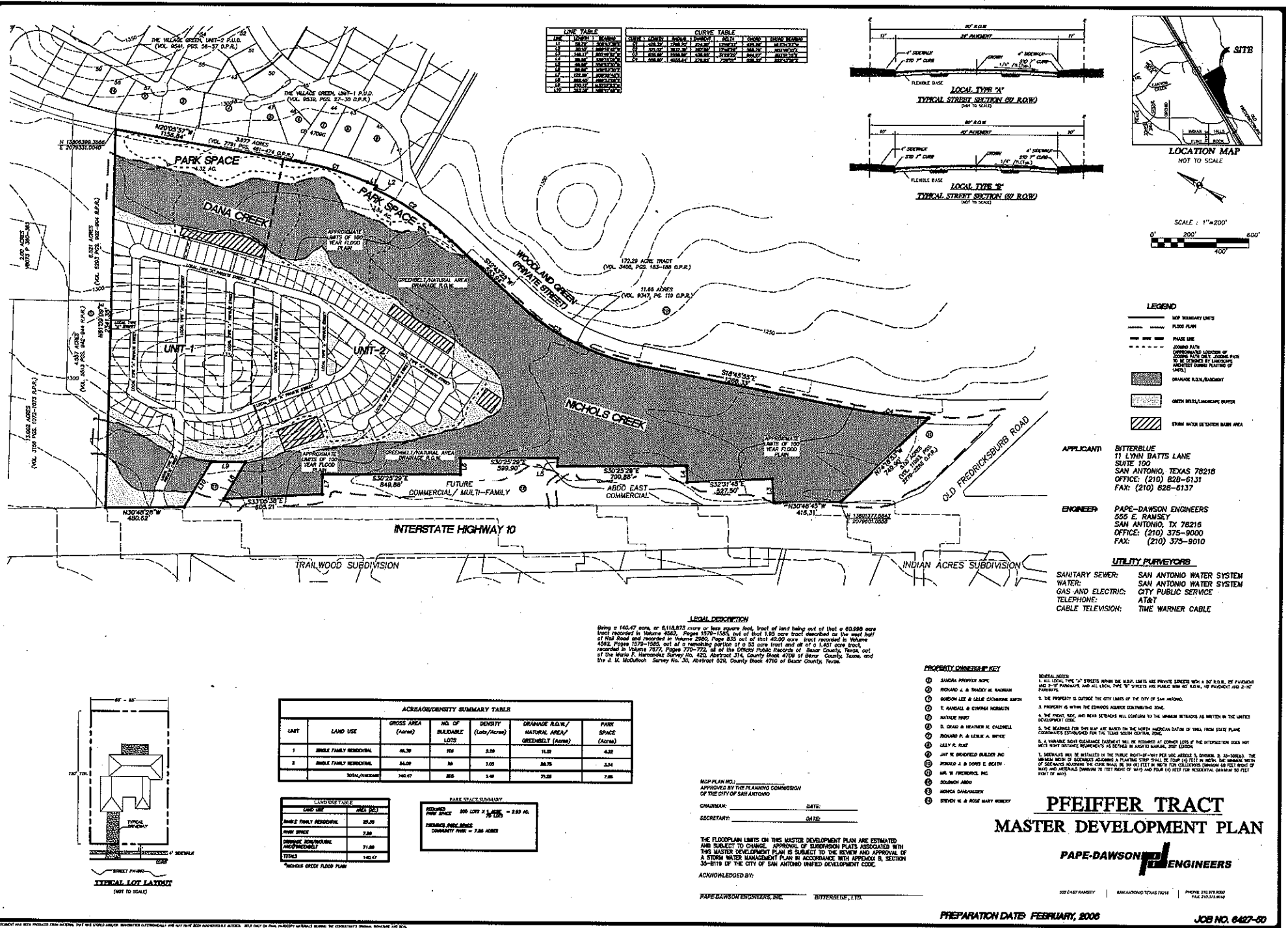
ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. H10 PARTNERS LTD.

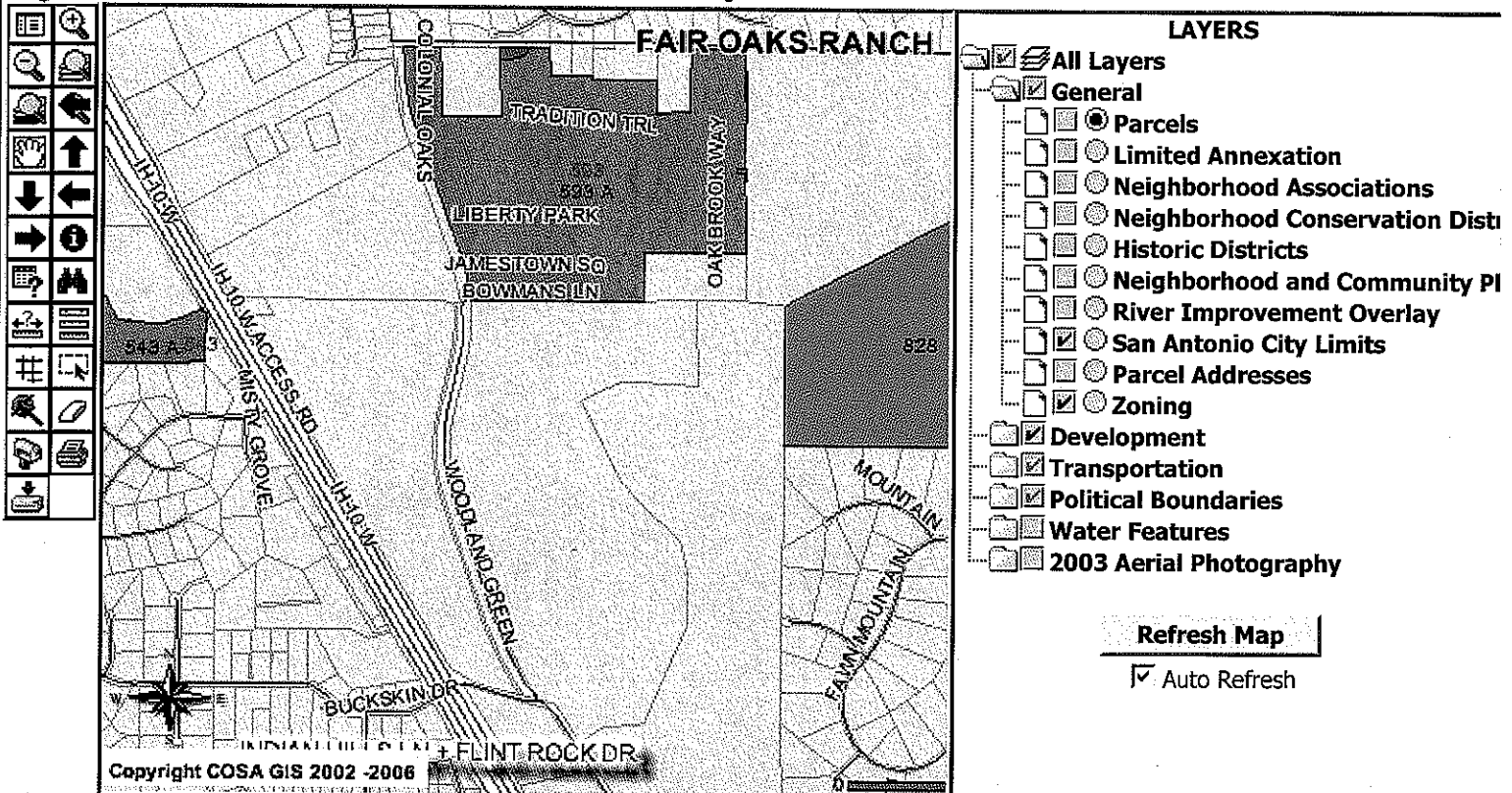
PREPARATION DATE: FEBRUARY, 2006

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

JOB NO. 6427-50



City of San Antonio - Development Services



Help:

- ☐ A closed group, click to open.
- ☐ An open group, click to close.
- ☐ A map layer.
- ☐ A hidden group/layer, click to make visible.
- ☒ A visible group/layer, click to hide.
- ☒ A visible layer, but not at this scale.
- ☒ A partially visible group, click to make visible.
- ☐ An inactive layer, click to make active.
- ☒ The active layer.

Email: GIS DATA

Welcome to the City of San Antonio's latest Interactive Map Service. We are currently in the process of developing new websites to be distributed soon. In the meantime, we have provided these temporary websites for your use.

Disclaimer



Locate Results

1	INDIAN HILLS LN + FLINT ROCK DR	69
2	INDIAN HILLS LN + FLINT ROCK DR	69

Locate Another Address

Pan

[SA Community Portal](#) [Map Services](#) [Disclaimer](#) [Help](#) [Contact Us](#)





City of San Antonio
Development Services Department

Master Development Plan

APPLICATION

RECEIVED
FEB 25 PM 2:49
LAND DEVELOPMENT
SERVICES DIVISION



Date: February 2006

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

MDP 013-06

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO**

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD)
☐ Farm and Ranch (FR)
☐ Rural Development (RD)
☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Pfeiffer Tract MDP

Owner/Agent: Bitterblue, Inc.

Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100, San Antonio, TX

Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

02-21-06P04:16 RCVD

February 23, 2004



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: February 2006

Case Manager: Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: MDP 013-06
--	---------------------------------------

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)
<input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)

<input type="checkbox"/> Other: _____ |
|--|--|

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Pfeiffer Tract MDP

Owner/Agent: Bitterblue, Inc. Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100, San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Caleb Chance E-mail: cchance@pape-dawson.com

02-21-06P04:16 RCVD



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Pfeiffer Tract MDP

Plat Name: _____

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000 **Fax #:** (210) 375-9040 **E-mail:** cchance@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form ✓
- ☒ Appropriate MDP/PUD Plan Review Fee ✓
- ☒ Digital information (MDP's and PUD) ✓
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD) ✓
- ☒ Storm Water Management Plan (MDP's and PUD) ✓
- ☒ Appropriate Parks Review Fee

02-21-06P04:17 RCVD

- **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☒ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☒ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Building Inspection - Trees
- ☒ Parks – Open space
- ☒ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: _____

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Larry Od:5 Date: 2/22/06

MTP / MDP

Caleb Chance @PD

From: Robert Lombrano [rlombrano@sanantonio.gov]
Sent: Wednesday, March 15, 2006 2:43 PM
To: cchance@pape-dawson.com
Subject: FW: Pfeiffer Tract MDP # 013-06

Robert L. Lombrano
 Planner II
 Development Services Department
 207-5014
 rlombrano@sanantonio.gov

-----Original Message-----

From: Robert Lombrano
Sent: Wednesday, March 15, 2006 1:58 PM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano
Subject: Pfeiffer Tract MDP # 013-06

04-24-06A09:26 RCVD

Mr. Chance,
Major Thoroughfare: Approved

Master Development: Disapproved

1. ~~Show dimensions on Woodland Green and on I.H. 10. UDC 35-B101(c)F(9)~~
2. ~~Require Secondary Access, project has 205 units utilizing one (1) access. UDC 35-506(e)(7)~~
3. MDP shall require a Note: specifying that a PUD will be submitted or that this is an Enclave in which it will require a legal Instrument, gate details and gates can not be on collectors. MDP's can not have private streets.
4. Label I.H.10 as I.H. 10 W
5. The MDP is showing a parcel of land on I.H.10 W side as a reserve strip. UDC 35-506(e)(3) reserved strip prohibited.

Thank you

Robert L. Lombrano
Planner II
 Development Services Department
 207-5014
 rlombrano@sanantonio.gov

3/15/2006

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Tuesday, May 23, 2006 4:26 PM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano
Subject: FW: Pfeiffer Tract MDP #013-06

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Robert Lombrano
Sent: Tuesday, May 23, 2006 4:23 PM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano
Subject: Pfeiffer Tract MDP #013-06

Disapproved

Mr. Chance,

Master Development: Disapproved

1. Address the Secondary Access issue, there are 205 units utilizing one access, as per UDC 35- 506(e)(7) you can only have 125 units for one access.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

05/23/2006

MTP / MDP

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, March 15, 2006 1:58 PM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano
Subject: Pfeiffer Tract MDP # 013-06

**Mr. Chance,
Major Thoroughfare: Approved**

Master Development: Disapproved

- 1. Show dimensions on Woodland Green and on I.H. 10. UDC 35-B101(c)F(9)**
- 2. Require Secondary Access, project has 205 units utilizing one (1) access. UDC 35-506(e)(7)**
- 3. MDP shall require a Note: specifying that a PUD will be submitted or that this is an Enclave in which it will require a legal Instrument, gate details and gates can not be on collectors. MDP's can not have private streets.**
- 4. Label I.H.10 as I.H. 10 W**
- 5. The MDP is showing a parcel of land on I.H.10 W side as a reserve strip. UDC 35-506(e)(3) reserved strip prohibited.**

Thank you

Robert L.Lombrano

Planner II

Development Services Department
207-5014
rlombrano@sanantonio.gov

03/15/2006



MTP

City of San Antonio
Development Services Department
Master Development Plan



REQUEST FOR REVIEW

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Pfeiffer Tract MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9040

Contact Person Name: Caleb Chance E-mail: cchance@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

02-22-06A08:57 RCV D

EW *7m*

and Drainage
T.I.A.
g Inspection - Trees
Open space
taction

- and Drainage
T.I.A.
g Inspection - Trees
Open space
taction

County Public Works

Date: _____

MTP = APPROVED 3/15/06

☒ **I do not recommend approval**

MDP

35-B101(c)F(a)

2. HAS 205 UNITS UTILIZING (1) ONE ACCESS REQUIRES SECONDARY ACCESS
35-506(C)(7)

3. ~~MDP~~ MDP CAN NOT HAVE PRIVATE STREETS UNLESS IT WILL BE COME A P.U.D. OR ENCLAVE WILL HAVE TO BE NOTED BY A NOTE:

AND NOT ⁴ ~~SHOULD~~ ~~SHOULD~~ RESERVE STRIP 35-50% (c)(3)

SHOWING RESERVE STRIP NEXT TO I-10. W.

5. LABEL IT 10(W).

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



Disability

City of San Antonio
Development Services Department
Master Development Plan



Approved
2-2006

REQUEST FOR REVIEW

Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MLP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other:
☐ Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Pfeiffer Tract MDP

File# 013-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP
Division Request for Review form (attached) for respective departments or agencies

02-22-06 AUG 15 11:00 AM

February 23, 2004

Page 1 of 2

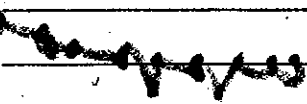
642750\Word\Forms\060131a2.doc

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____



Signature

Planner II

Date:

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Historic

Robert Lombrano

From: Kay Hinds
Sent: Monday, July 24, 2006 10:31 AM
To: Robert Lombrano
Subject: FW:

Importance: High

Robert:

Here is the email for Pfeiffer. Thanks!

Kay

-----Original Message-----

From: Kay Hinds
Sent: Friday, July 14, 2006 3:04 PM
To: Ismael Segovia
Cc: Michael Herrera; 'cchance@pape-dawson.com'
Subject: RE:
Importance: High

Ismael:

That would be helpful wouldn't it? Pfeiffer Tract, Abdo West Commercial, Abdo East Commerical.

KAY

-----Original Message-----

From: Ismael Segovia
Sent: Friday, July 14, 2006 3:01 PM
To: Kay Hinds
Subject: RE:

What MDP does this go to?

Ismael B. Segovia, M.A., M.P.A.

Planner II

Master Development Plan Division

Department of Development Services

City of San Antonio

210.207.7207

From: Kay Hinds
Sent: Friday, July 14, 2006 3:00 PM
To: Michael Herrera
Cc: Ismael Segovia; 'cchance@pape-dawson.com'
Subject:
Importance: High

Mike:

Staff of the HPO has received the survey report associated with the above referenced MDP. We concur with the recommendations and no further work is needed.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay

approved

Issues

Robert Lombrano

From: Karen.Stahn@saws.org

Sent: Monday, March 27, 2006 1:24 PM

To: Robert Lombrano

Cc: cchance@pape-dawson.com

Subject: SAWS Aquifer Protection & Evaluation review of "Pfeiffer Tract MDP" - Approved with conditions

Attached is SAWS Aquifer Protection & Evaluation review of the above project-approved with conditions-buffering may be required.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 233-3524
(210) 233-4766 Fax

Approved

03/27/2006



CAUS

City of San Antonio
Development Services Department
Master Development Plan



REQUEST FOR REVIEW

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |

0602018

☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Pfeiffer Tract MDP

File#

013-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Pfeiffer Tract MDP 013-06 was
provided. However, please be advised that for Plat Certification, the SAWS Aquifer
Protection and Evaluation will require the following pursuant to the Aquifer Protection
Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

Karl M. Nif
Signature

Manager
Title

3-24-06
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

October 1, 2002



SAUS

City of San Antonio
Development Services Department
Master Development Plan



REQUEST FOR REVIEW

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
 ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination)
 ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD)
 ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND)
 ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District
 ☐ Pedestrian Plan (PP)
☐ Urban Development (UD)
 ☐ Rural Development (RD)
☐ Farm and Ranch (FR)
 ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request
 ☐ Other: _____
 Public Hearing ☐ Yes ☐ No

0602018

☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Pfeiffer Tract MDP

File# 013-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

References: Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

02-22-06A03:56 RCVD

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Pfeiffer Tract MDP 013-06 was
provided. However, please be advised that for Plat Certification, the SAWS Aquifer
Protection and Evaluation will require the following pursuant to the Aquifer Protection
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prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

<u>Karl M. Nife</u>	<u>Manager</u>	<u>3-24-06</u>
Signature	Title	Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

Robert Lombrano

Storm Water

From: Veronica Barefield
Sent: Monday, July 24, 2006 2:40 PM
To: Robert Lombrano
Subject: Pfeiffer Tract MDP-approved 7/13/06

Approved
Thanks

Veronica R. Barefield, EIT, C.F.M
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

Approved

vbarefield@sanantonio.gov
210-207-4341

TIA Approval

CITY OF SAN ANTONIO

Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera (Planning Manager), Development Services MDP Division

FROM: Juan M. Ramirez Development Services TIA and Streets Division

COPIES TO: File

SUBJECT: Pfeiffer Tract, Level 1 TIA (2006TIA0424)

DATE: June 19, 2006

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for Pfeiffer Tract. The Streets division has no comments to return to the engineer and recommends approval and the analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located east Interstate Highway 10 between the Interstate Highway 10 Westbound Service Road and Woodland Green. The 142.82 acres of single family detached housing. The Pfeiffer Tract development includes the construction of 206 units. The proposed development is projected to generate 153 AM peak hour trips and 207 PM peak hour trips and 1,962 daily trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the 142.82 acre tract, at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- All access driveways shall provide clear sight distance along IH 10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TX DOT as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

NOTE: Texas Department of Transportation (TX DOT) will determine access point along frontage road.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Approved by:

Juan M. Ramirez, E.I.T.

Street Supervisor

Traffic Impact Analysis & Streets

Robert Lombrano

TIA / TRAFFIC

From: Juan Ramirez
Sent: Monday, April 17, 2006 8:50 AM
To: 'cchance@pape-dawson.com'
Cc: Richard Chamberlin; Robert Lombrano; Michael Herrera
Subject: Pfeiffer Tract MDP

Good Morning Mr. Chance,

After reviewing the above mentioned project, I can't approve it at this time due to not being in compliance with the UDC. As per the UDC for more than 125 units it will require a secondary access. In order for us to approved the MDP you will need to write a note on the MDP saying that you are going to applied for a variance request. The redline is on the pick up box.

Juan M. Ramirez
Development Services
Land Development - Streets Department
210-207-0281 Office
210-207-4441 Fax

Josaperrera

Bicycle

Robert Lombrano

From: Abigail Kinnison
Sent: Wednesday, April 05, 2006 5:25 PM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera; Christina De La Cruz
Subject: Pfeiffer Tract MDP

Pfeiffer Tract MDP

I recommend approval.

Approve

ABIGAIL KINNISON, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
CITY OF SAN ANTONIO
210.207.3971
210.207.4034 fax

04/06/2006

Robert Lombrano

TIA / Streets

From: Jim Welch @PD [jwelch@pape-dawson.com]
Sent: Friday, August 11, 2006 8:08 AM
To: Robert Lombrano
Subject: FW: *****Approval TIA AND STREETS - PFEIFFER TRACT

Follow Up Flag: Follow up
Flag Status: Flagged



approval
6-20-06.pdf

approved

Robert,

Here is the approval for TIA and Streets for the Pfeiffer Tract MDP. I'll keep working on the others.
(Bexar County)

Thanks,
Jim

-----Original Message-----

From: Caleb Chance @PD [mailto:cchance@pape-dawson.com]
Sent: Tuesday, June 20, 2006 1:24 PM
To: Jim Welch (E-mail)
Subject: FW: *****Approval TIA AND STREETS - PFEIFFER TRACT

Caleb Chance, E.I.T.
Assistant Project Manager
Pape-Dawson Engineers, INC.
555 East Ramsey
San Antonio, Texas 78216
(210) 375-9000
(210) 375-9040 fax

> *****CONFIDENTIALITY NOTICE - This electronic mail transmission may be
> confidential, may be privileged and should be read or retained only by the
> intended recipient. If you have received this transmission in error,
please
> immediately notify the sender and delete it from your system.*****

-----Original Message-----

From: Juan Ramirez [mailto:JRamirez3@sanantonio.gov]
Sent: Tuesday, June 20, 2006 12:59 PM
To: CCHANCE@pape-dawson.com; Michael Herrera
Cc: Robert Lombrano; Ismael Segovia; Richard Chamberlin; Juan Ramirez;
Larry Odis

Subject: ***Approval TIA AND STREETS - PFEIFFER TRACT

Attached is the approval letter for the above mentioned project.

**Juan M. Ramirez
Development Services
Land Development - Streets Department
210-207-0281 Office
210-207-4441 Fax
<<approval 6-20-06.pdf>>**

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera (Planning Manager), Development Services MDP Division

FROM: Juan M. Ramirez Development Services TIA and Streets Division

COPIES TO: File

SUBJECT: Pfeiffer Tract, Level 1 TIA (2006TIA0424)

DATE: June 19, 2006

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NOTE: Texas Department of Transportation (TX DOT) will determine access point along frontage road.

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Approved by:


Juan M. Ramirez, E.I.T.

Street Supervisor

Traffic Impact Analysis & Streets

Robert Lombrano



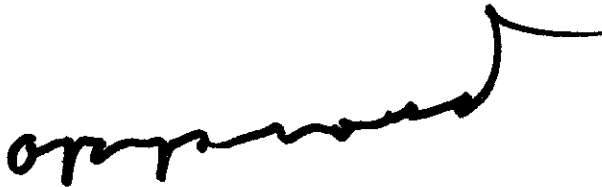
From: Christopher Looney
Sent: Monday, March 27, 2006 10:43 AM
To: cchance@pape-dawson.com
Cc: Robert Lombrano; Ismael Segovia; Michael Herrera
Subject: Pfeiffer Tract MDP

Pfeiffer Tract MDP

Zoning: Approved
Outside of the City Limits

Thank you.

Christopher Looney
Senior Planner
Development Services Department
City of San Antonio, Texas

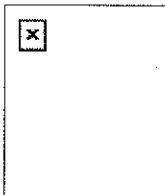


Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. Survey <<<http://www.sanantonio.gov/dsd/survey.asp>>>

TREE'S

Robert Lombrano

From: Joan Miller
Sent: Tuesday, April 04, 2006 2:16 PM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano; Debbie Reid; Michael Herrera
Subject: Pfeiffer Tract Tree approval

**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

April 4, 2006

Approved

Subject: Master Development Plan – Pfeiffer Tract Tree Approval

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. It has been noted that some clearing had been done in association with a mulching operation – no work may be conducted on site without an approved tree preservation plan. A follow-up inspection will be scheduled.
- Streetscape standards per UDC Section 35-512 – IH-10 requires streetscape on existing ROW.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

04/04/2006

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

04/04/2006

Parks

Robert Lombrano

From: Chris Yanez
Sent: Friday, March 10, 2006 8:50 AM
To: 'cchance@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Pfeiffer Tract MDP



MDP Pfeiffer Tract
Memo.doc

over

CHRIS YANEZ
PLANNER II
CITY OF SAN ANTONIO
PARKS AND RECREATION
PARK PROJECT SERVICES
PHONE:(210)207-4091
FAX:(210)207-2720

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Chris Yanez, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Pfeiffer Tract Master Development Plan

DATE: March 9, 2006

Pfeiffer Tract is a proposed subdivision with 205 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 2.9 acres. This subdivision provides 7.9 acres of park dedication.

I recommend approval of Pfeiffer Tract Master Development Plan with the following conditions:

- All land set aside as Parks/Open Space is dedicated to the Home Owners Association.
- A Provision and Maintenance Plan is submitted to this department at the time of platting.

Chris Yanez
Planner II
Parks and Recreation Department
Park Project Services

Robert Lombrano

Bexar County

From: tsang@bexar.org
Sent: Wednesday, April 19, 2006 11:05 AM
To: Robert Lombrano; cchance@pape-dawson.com
Cc: Michael Herrera; RBrach@bexar.org; Juan Ramirez
Subject: Pfeiffer Tract **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Disapproval

04/19/2006



BEXAR County
City of San Antonio
 Development Services Department
 Master Development Plan



REQUEST FOR REVIEW

Case Manager

Robert Lombardo, Planner II (Even File number)
 (210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
 (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-I)
☐ Plat Certification Request ☐ Other: _____
 Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: February 2006

(Check One)

Project Name: Pfeiffer Tract MDP

File# 213-06

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9040

Contact Person Name: Caleb Chance

E-mail: cchance@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On 4-19-06, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) GENERAL NOTE #1 REFERS TO ALL LOCAL B
STREETS TO BE PUBLIC
2) GENERAL NOTE #16: CHANGE AASHTO MANUAL "2001 EDITION
TO THE "LATEST VERSION"
3) SUBMIT TIA


Signature

Civil Engineer Assistant
Title

4-19-06
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Robert Lombrano

BEXAR COUNTY

From: Sang, Todd [tsang@bexar.org]
Sent: Monday, August 14, 2006 1:29 PM
To: Robert Lombrano; cchance@pape-dawson.com
Cc: Brach, Robert; Michael Herrera; Juan Ramirez
Subject: Pfeiffer Tract **Approval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

approved

08/14/2006



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: August 14, 2006
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Pfeiffer Tract Master Development Plan

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Pfeiffer Tract located on the east side of IH 10 north of the intersection of Old Fredericksburg Road. Consisting up to 210 single-family residential lots, this development is estimated to generate 1,962 average daily trips.

The following improvements will be provided by the developer prior to completion:

- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).
- An administrative exception may be required from Bexar County at the time of platting for planting strips between the curb and sidewalks of Local B, Collector and Arterial roadways.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant

TRANSMITTAL



RECEIVED

To: Development Services 06 FEB 15 PM 2:49 Date: Feb 14, 2006

Attn: Mike Herrera

1901 S. Alamo

San Antonio, TX 78205

LAND DEVELOPMENT
SERVICES DIVISION

Re: Pfeiffer Tract MDP

QUANTITY	DESCRIPTION
1	MDP Submittal Package:
	a) 15 MDP g) 1 8 1/2 x 11 Reduction Plan
	b) 1 Master Tree Stand Delineation Plan h) Review Fees
	c) 1 Application i) MDP Application - \$ 500.00
	d) 3 Stormwater Mgmt. Plan j) Tree Review - \$ 75.00
	e) 3 TIA Reports Level 1 k) Parks Review - \$ 190
	f) 1 Digital Copy l) TIA Review - \$ 300

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

02-21-06P04:16 RCVD

From: Tom Cunanan for Caleb Chance Project No.: 6427-SD

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: DEVELOPMENT SERVICES

Date: 4/20/06

Attn: ROBERT LOMBRANO

1901 SOUTH ALAMO

SAN ANTONIO, TX

Re: PEIFFER TRACT

QUANTITY	DESCRIPTION
<u>1 EA</u>	<u>Comments</u>
<u>1 EA</u>	<u>REVISED MDP</u>
<u>1 EA</u>	<u>REQUEST FOR REVIEW</u>

04-24-05 AM 10:26 RCVD

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS _____

From: JIM WELCH Project No.: 6427-50

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: DEVELOPMENT SERVICES

Date: 8/23/06

Attn: ROBERT LOMBRANO

1901 SOUTH ALAMO

SAN ANTONIO, TX

Re: PFEIFFER TRACT MDP

QUANTITY	DESCRIPTION
<u>1EA</u>	<u>8 1/2" x 11" REDUCTION</u>
<u>10EA</u>	<u>PFEIFFER TRACT MDP</u>

08-24-06 10:10 RCVD

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

From: JIM WELCH Project No.: 6427-50

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

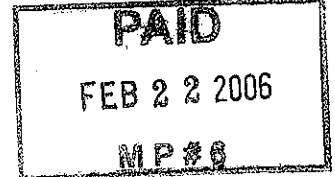
I N V O I C E
3362343/49

AMT ENCLOSED

20560

50-05-5574
BITTERBLUE, INC.
11 LYNN BATTS LANE, STE 100
S.A. TX. 78218

AMOUNT DUE 500.00
INVOICE DATE 2/22/2006
DUE DATE 2/22/2006



PHONE: (000) 000-0000

MDP 013-06
PFEIFFER TRACT MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/22/2006	3362343	50-05-5574	2/22/2006	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
50- 1	012542-002	MDP REVIEW FEE	500.00

BIT
11

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/22/2006		CK#008689	MDP 013-06
END	02/22/2006			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO PAGE 1 OF 1
DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Check Date: Feb 10, 2006

Check Number: 8689

Check Amount: \$500.00

008689

Amount Paid

Abdo East - MDP

500.00

MDP 013-06

Security Features Included
Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

008688

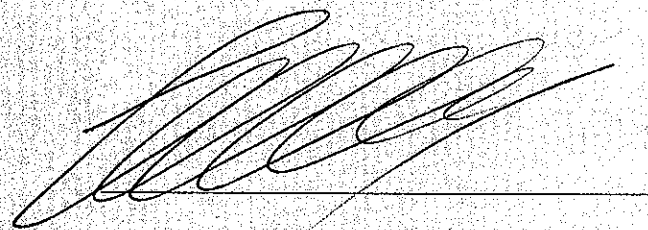
30-9/114001

DATE
Feb 10, 2006

CHECK AMOUNT
*****\$75.00

PAY Seventy-Five and 00/100 Dollars

TO THE ORDER OF City of San Antonio



⑈008688⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Abdo East - Tree

Check Date: Feb 10, 2006
Check Number: 8688
Check Amount: \$75.00

008688

Amount Paid

75.00

MOP 013-06

Security Features Included
Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

008689

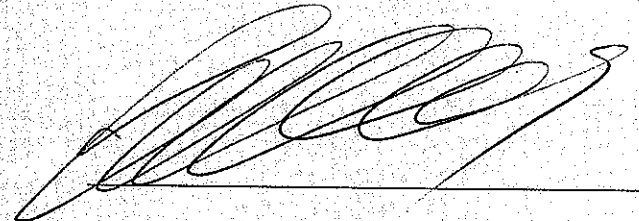
30-9/114001

DATE
Feb 10, 2006

CHECK AMOUNT
*****\$500.00

PAY Five Hundred and 00/100 Dollars

TO THE
ORDER
OF City of San Antonio



⑈008689⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Abdo East - MDP

Check Date: Feb 10, 2006
Check Number: 8689
Check Amount: \$500.00

008689

Amount Paid

500.00

MDP 013-06

Security Features Included
Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

008690

30-9/114001

DATE
Feb 10, 2006

CHECK AMOUNT
*****\$300.00

PAY Three Hundred and 00/100 Dollars

TO THE
ORDER
OF City of San Antonio



⑈008690⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Abdo East - TIA

Check Date: Feb 10, 2006
Check Number: 8690
Check Amount: \$300.00

Amount Paid

300.00

MDP 013-06

Security Features Included
Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

008691

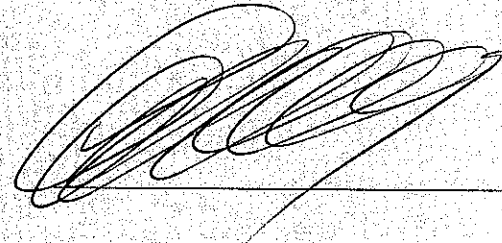
30-9/114001

DATE
Feb 10, 2006

CHECK AMOUNT
*****\$190.00

PAY One Hundred Ninety and 00/100 Dollars

TO THE City of San Antonio
ORDER
OF



⑈008691⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Abdo East - Parks

Check Date: Feb 10, 2006
Check Number: 8691
Check Amount: \$190.00

008691

Amount Paid

190.00

MOP 013-06